

Village of Key Biscayne, Florida
MASTER PLAN



Adopted by the
(Ordinance 95-8) on

1995 Accepted by the Florida Department of Community Affairs on October 20,
1995

Village Council
September 12,

For additional information:

Building, Zoning and Planning Department
Village of Key Biscayne
85 West McIntyre Street
Key Biscayne, Florida 33149
(305) 365-5511
Fax: (305) 365-5556
Internet: <http://vkb.key-biscayne.fl.us>

Medium Density Multifamily and Ocean Resort Hotel

This category of land use is intended to allow primarily for multifamily residential development and ocean resort hotel development. Either multifamily residential alone or ocean resort hotel development alone may occur on a single parcel or multifamily residential and ocean resort hotel development may occur together on a single parcel.

If only multifamily residential development occurs on a single parcel, then it shall be subject to the same use and density limitations applicable to the medium density residential development (16 dwelling units per acre) land use category.

If only ocean resort hotel development occurs on a single parcel, then it may be permitted at a density not to exceed 30 hotel units per acre; furthermore, no hotel shall contain more than 350 hotel units.

If both multifamily residential development and ocean resort hotel development occur together on a single parcel, then no lot area which is counted toward meeting the lot area required for multifamily residential uses on a lot shall also be counted toward meeting the lot area required for hotel uses on the same lot. If both multifamily residential development and ocean resort hotel development occur together on a single parcel, then the ancillary facilities permitted for each type of development may be shared or otherwise coordinated.

For the purposes of the Medium Density Multifamily and Ocean Resort Hotel land use category, the term "hotel units" may include individual hotel rooms as well as groups of rooms in suites, provided said suites are designed exclusively to be rented as a unit rather than rented separately as individual rooms. Accessory convenience retail uses sized to serve only the needs of hotel guests may be permitted within hotels. Accessory restaurants, bars and lounges necessary to serve hotel guests may be permitted within hotels, provided they are sized so that they can be supported primarily by hotel guests and island residents. Ancillary recreation facilities such as swimming pools, cabanas and tennis courts may be permitted within hotel sites provided they are sized so that they can be supported primarily by hotel guests and island residents. Gaming facilities are not permitted.

Other uses permitted in the Medium Density Multifamily and Ocean Resort Hotel category include public parks and public utilities necessary to serve the uses within this category.

No buildings in this category shall exceed 150 feet in height.